



**MEMO TO: Planning Board Members**

**FROM: David B. Phillips**  
**Zoning Administrator**

**DATE: August 21, 2012**

**SUBJECT: Group Development Plan Revision**  
**G-04-07 Wallace Commons Addition**

The Technical Review Committee reviewed the subject site plan before being forwarded to the Planning Board for consideration. Please place the following item on the Planning Board Agenda for the August 28, 2012 meeting.

**G-04-07 Wallace Commons Addition**  
**1400 Block of Klumac Road**  
**Tax Map 060-D, Parcel 001, District: HB**

Mr. Ben Carroll with The Hutton Company submitted the application for the construction of a 113,000 square foot multi-tenant building additional to the existing Wallace Commons shopping center. The addition will be constructed on the existing building pad that was to be the Home Depot.

The existing site was approved as part of the original Wallace Commons site plan but the proposed single tenant building was never constructed. The parking area, landscaping and utilities were installed as part of the first phase of Wallace Commons. What is being reviewed with this submittal is the proposed multi-tenant building layout and design. The proposed building will be slightly smaller than the originally proposed 131,000 square foot Home Depot. The revision of the site plan is not required to meet the standards of the Land Development Ordinance since the site plan is vested under the previous zoning ordinance.

The Technical Review Committee has reviewed the site plan and recommends the proposed revision to G-04-07 be approved as submitted pending corrections to construction documents.

DBP